

COUNTY OF YORK

MEMORANDUM

DATE: May 17, 2001 (BOS Mtg. 06/05/01)

TO: York County Board of Supervisors

FROM: James McReynolds, County Administrator

SUBJECT: Public Sewer Extension Agreement
Cheyenne Hills Subdivision

Mr. Bill Duguay, developer of the proposed sub-division known as Cheyenne Hills, has requested authorization of a Public Sewer Extension Agreement as required by Section 18.1-53(b) of the York County Code. The 4.98-acre parcel of land to be subdivided into 10 single family lots is located at the end of Sonshine Way in the Lackey Area of the County (Exhibit A) and is zoned R13.

To provide sanitary sewer service to the proposed development, the developer will be required to extend approximately 502 feet of gravity sewer from an existing manhole at the end of Sonshine Way. Sufficient capacity exists in the sanitary sewer collection system to support the proposed subdivision. In accordance with Section 18.1-64(a) of the County Code, the connection fee for this proposed development is \$18,750.00 (\$1,875.00 each).

The Cheyenne Hills Subdivision will have little impact on County services or infrastructure. The proposed subdivision is in accordance with the current zoning requirements and will not change the ultimate projected build-out population of 80,000 for the County. The average single-family detached home in the County generates approximately ten vehicular trips per day and produces 0.75 York County school students. Therefore, it is likely that the proposed subdivision would increase enrollment in York area schools by no more than 8 students and add roughly 100 vehicular trips per day on Sonshine Way and adjoining Route 238.

It is recommended that the execution of a Public Sewer Extension Agreement for the subject project be authorized through the adoption of Resolution R01-106.

Woodward/3241:bkw

Attachments:

- Map of Service Area-Exhibit A
- PSEA